

Prepared By and  
After Recording, Return To:  
The Stroud Law Firm, P.C.  
Philip A. Stroud MS Bar # 99401  
5779 Getwell Road, C-1  
Southaven, MS 38672  
(662) 536-5656  
File# 11-3025

11086413  
X Prepared By and Return To:  
Realty Title  
6397 Goodman Road  
Suite 112  
Olive Branch, MS 38654  
ph#662-893-8077

Grantors Mailing Address: *90 West Morgan Street, Houston, IN 47102*  
Grantors Telephone Numbers: Home: *NA* Work: *N/A*

Grantees Mailing Address: 5280 Windy Ridge Drive, Southaven, MS 38672  
Grantees Telephone Numbers: Home: *901-258-7946* Work: *N/A*

**Indexing Instructions: Lot 23, Timberlake Subdivision, in Section 4, Township 2 South, Range 7 West, DeSoto County, Mississippi.**

### **WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, the undersigned, **Kim Hannaford**, does hereby Grant, Bargain, Sell, Convey and Warrant unto **Tracy Burns**, the following land and property located and situated in DeSoto County, Mississippi, described as follows, to-wit:

**Lot 23, Timberlake Subdivision, in Section 4, Township 2 South, Range 7 West, DeSoto County, Mississippi, as shown on plat recorded in Plat Book 28, Pages 32-33, in the office of the Chancery Clerk of DeSoto County, Mississippi.**

The above described property is subject to the zoning regulations of DeSoto County, Mississippi, and air, water, pollution, and flood control regulations imposed by any governmental authority having jurisdiction over same. The conveyance is subject to those building restrictions and protective covenants recorded in Plat Book 28, Pages 32-33, on file in the office of the Chancery Clerk of DeSoto County, Mississippi, and which are incorporated herein by this reference.

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the pro-ration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid. The Grantee will be responsible for paying the property taxes due January 1, 2012.

Grantor further declares and covenants that he and the said Cynthia D. Hannaford were owners of the described premises as joint tenants with full rights of survivorship until the death of Cynthia D. Hannaford, on July 14, 2010, in DeSoto County, Mississippi. Grantor further affirms that he has remained single and unmarried up to and including the time and date of this Warranty Deed.

WITNESS THE SIGNATURE OF THE GRANTORS, this the 17<sup>th</sup> day of November, 2011.

  
Kim Hannaford

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named, Kim Hannaford who severally acknowledged that he signed and delivered the foregoing instrument of writing on the day and year therein mentioned.

GIVEN UNDER MY HAND AND SEAL, this the 17<sup>th</sup> day of November, 2011.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

